



Charlotte-Mecklenburg Planning, Design, & Development

DATE: April 10, 2021

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2020-060 Westplan Investors

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

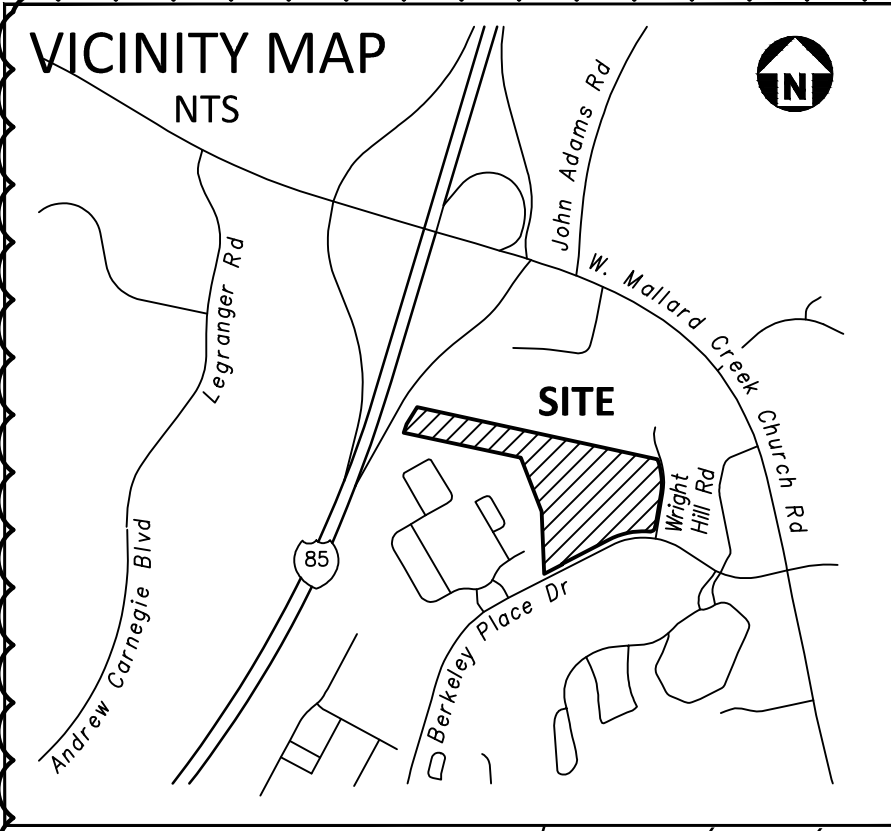
- To allow the removal of a driveway connection.
- To allow a modification to the site layout.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.



Attached to Administrative

Approval

John A. Fortune \$F
Solomon A. Fortune

LEGEND

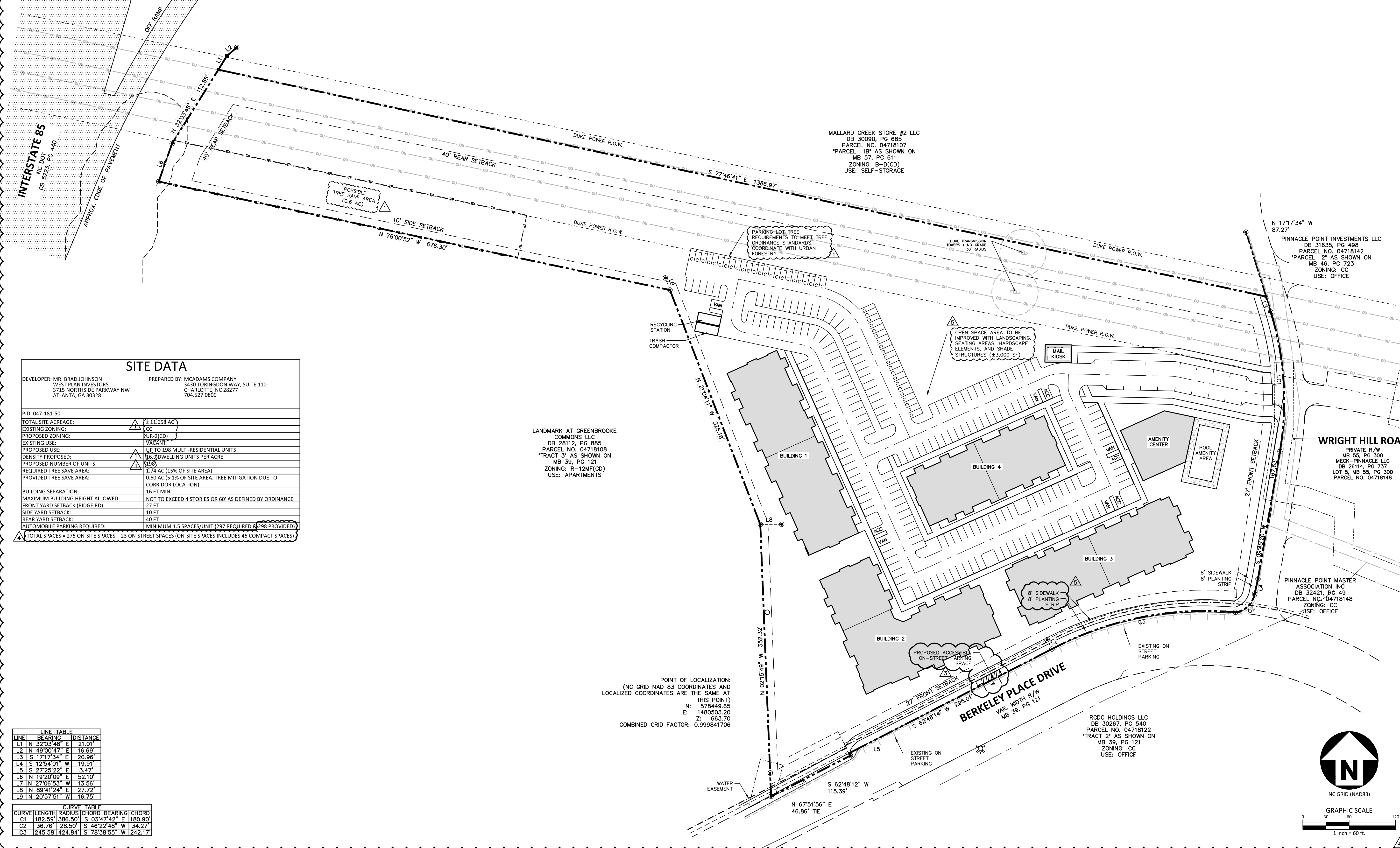
- EXISTING IRON AS NOTED
- EXISTING CONCRETE MONUMENT
- DRAINAGE INLET
- DRAINAGE MANHOLE
- CURB INLET
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE (TRACED)
- STORM DRAIN LINE (TRACED)
- OVERHEAD UTILITY LINE
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- EXISTING CONCRETE AREA
- PROPOSED BUILDING/STRUCTURE

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OWNER
WESTPLAN INVESTORS
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ATLANTA, GA 30328

WESTPLAN INVESTORS

ACCENT BERKELEY PLACE
REZONING PLAN
PETITION 2020-060
BERKELEY PLACE DRIVE
CHARLOTTE, NORTH CAROLINA



SITE DATA

DEVELOPER: MR. BRAD JOHNSON WEST PLAN INVESTORS 3715 NORTHSIDE PARKWAY NW ATLANTA, GA 30328	PREPARED BY: MCADAMS COMPANY 3430 TORGINDON WAY, SUITE 110 CHARLOTTE, NC 28277 704.527.0800
PID: 047-181-50	
TOTAL SITE ACREAGE:	± 11.658 AC
EXISTING ZONING:	CC
PROPOSED ZONING:	R-12MF(CD)
EXISTING USE:	VACANT
PROPOSED USE:	UP TO 198 MULTI-RESIDENTIAL UNITS
DENSITY PROPOSED:	16.9 DWELLING UNITS PER ACRE
PROPOSED NUMBER OF UNITS:	198
REQUIRED TREE SAVE AREA:	1.74 AC (15% OF SITE AREA)
PROVIDED TREE SAVE AREA:	0.60 AC (5.1% OF SITE AREA, TREE MITIGATION DUE TO CORRIDOR LOCATION)
BUILDING SEPARATION:	16 FT MIN.
MAXIMUM BUILDING HEIGHT ALLOWED:	NOT TO EXCEED 4 STORIES OR 60' AS DEFINED BY ORDINANCE
FRONT YARD SETBACK (RIDGE RD):	27 FT
SIDE YARD SETBACK:	10 FT
REAR YARD SETBACK:	40 FT
AUTOMOBILE PARKING REQUIRED:	MINIMUM 1.5 SPACES/UNIT (297 REQUIRED, 298 PROVIDED)
TOTAL SPACES = 275 ON-SITE SPACES + 23 ON-STREET SPACES (ON-SITE SPACES INCLUDES 45 COMPACT SPACES)	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°03'48" E	21.01'
L2	N 49°00'47" E	16.69'
L3	S 17°17'54" E	20.96'
L4	S 12°54'01" W	19.91'
L5	S 27°25'22" E	3.47'
L6	N 19°20'09" E	52.10'
L7	N 27°08'53" W	13.58'
L8	N 89°41'24" E	27.72'
L9	N 20°57'51" W	16.75'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	182.59	386.50	S 03°47'42" E	180.90'	
C2	36.78	28.50	S 46°22'48" W	34.27'	
C3	245.58	424.84	S 78°38'55" W	242.17'	

REVISIONS

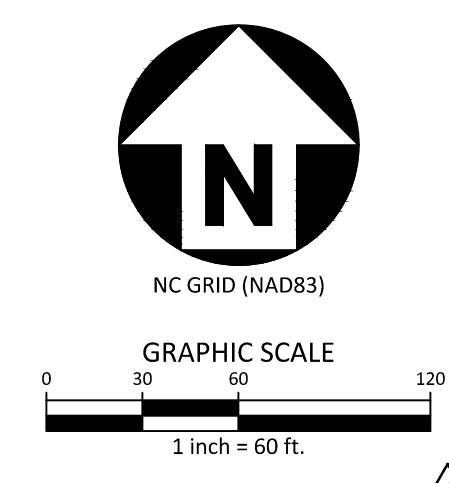
NO.	DATE	DESCRIPTION
1	06.17.2020	CITY OF CHARLOTTE COMMENTS
2	08.14.2020	CITY OF CHARLOTTE COMMENTS
3	09.25.2020	CDOT COMMENTS
4	03.04.2021	ADMINISTRATIVE AMENDMENT
5	04.02.2021	CITY OF CHARLOTTE COMMENTS

PLAN INFORMATION

PROJECT NO. WPI-20000
FILENAME WPI20000-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE 1"=60'
DATE 03.18.2020
SHEET

REZONING PLAN

RZ-1



Site Development Data:

- Acreage: ±11.658
- Tax Parcel #: 047-181-50
- Existing Zoning: CC
- Proposed Zoning: UR-2(CD)
- Existing Uses: Vacant
- Proposed Uses: Up to 198 multi-family residential dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Density: 17 du/ac
- Maximum Building Height: Not to exceed four (4) stories or 60 feet building height will be measured as defined by the Ordinance.
- Parking: As required by the Ordinance will be provided.

1. General Provisions:

- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Westplan Investors. ("Petitioner") to accommodate the development of a residential community on approximately 11.658-acre site generally located at the northwest intersection of Berkeley Place Drive and Wright Hill Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the UR-2 zoning classification shall govern.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed eight (8). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, architectural elements and designs as the principal buildings located on the Site.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 198 multi-family residential dwellings units together with accessory uses allowed in the UR-2 zoning district as generally depicted on the Rezoning Plan.

3. Access, Transportation and Improvements:

- a. Access to the Site will be from Berkeley Place Drive and Wright Hill Road as generally depicted on the Rezoning Plan.
- b. The Petitioner will improve Berkeley Place Road with an eight (8) foot planting strip and an eight (8) foot sidewalk as generally depicted on the Rezoning Petition.
- c. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along Wright Hill Road as generally depicted on the rezoning Petition.
- d. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability to request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
- e. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- f. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- g. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

4. Streetscape, Buffers, Yards, Open Space and Landscaping:

- a. A twenty-seven (27) foot setback as measured from the future right-of-way will be provided along Berkeley Place Drive and Wright Hill Road as generally depicted on the Ordinance Plan
- b. Side and rear yards will be provided as required by the Ordinance.
- c. Improved open space will be provided on the Site. A minimum of 6,000 square feet of improved open space will be provided. The open space will be improved with landscaping, seating areas, walkways and lighting (additional improvements may be made to the open space areas).
- d. Along the Site's internal parking areas, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along the abutting public streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.

5. Architectural Standards, General Design Guidelines:

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- b. Preferred Exterior Building Materials: All principal and accessory buildings abutting Berkeley Place Drive shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Staff (this standard does not apply to the building facades oriented toward Wright Hill Road).
- c. Prohibited Exterior Building Materials:
- i. Vinyl siding (but not vinyl hand rails, windows or door trim).
 - ii. Concrete Masonry Units not architecturally finished.

- d. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed so as to present a front or side facade to Berkeley Place Drive.

- ii. Parking lots shall not be located between any residential building and Berkeley Place Drive.

- iii. Surface parking areas will not be allowed between Berkeley Place Drive and the proposed multi-family residential buildings as generally depicted on the Rezoning Plan.

- e. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

- i. Buildings exceeding 135 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 4 feet extending up and down through the building facade.

- f. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

- i. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

- ii. Buildings shall be designed with a recognizable architectural base on all facades facing Berkeley Place Drive. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.

- iii. Building elevations facing Berkeley Place Drive shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

- g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

- i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

- ii. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. This standard will not apply to roofs on dormers, balconies, or other minor building elements that may have a pitched roof.

- iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

- h. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

- i. Meter banks will be screened from adjoining properties and from the abutting public streets.

6. Open Space:

- a. Improved open space areas will be provided as generally depicted on the Rezoning Plan. The proposed open space amenity areas will be improved with landscaping, seating areas, hardscape elements and shade structures as applicable and appropriate to the proposed amenity area.

7. Environmental Features:

- a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree Ordinance.

8. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- b. Detached lighting on the Site will be limited to 22 feet in height.

9. Amendments to the Rezoning Plan:

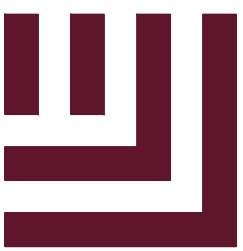
- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Attached to Administrative
Approval

John A. Fort \$F
Solomon A. Fortune



McADAMS

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OWNER

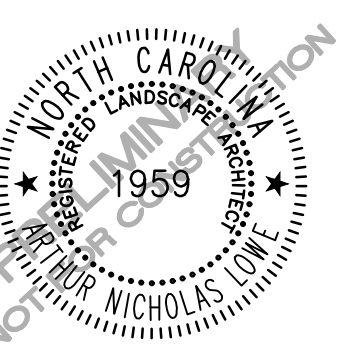
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FILENAME	WPI20000-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	N/A
DATE	03.18.2020

SHEET

REZONING PLAN
NOTES

RZ-2